



06/08/2021

Re: City of Chehalis Community Development  
1321 S Market Blvd.  
Chehalis, WA 98532

RE: Washington Street  
Project: Multi-Family Development  
Parcel #: #00583001000, #00549000000, 005490001000, #005492002000,  
#005604192001

City of Chehalis Staff,

Please accept this narrative and attached applications for submittal. The following narrative is intended to provide an overall direction of the development and help address any issues that might arise over the course of the project.

### **Existing Conditions**

This project consists of 5 parcels listed above and is in the City of Chehalis. All structures have been removed from site.

Wet utilities (water and sewer) are currently located on 12<sup>th</sup> and Washington.

Dry utilities are located adjacent to the property of off 12<sup>th</sup> and Washington.

### **Proposed Improvements**

This project proposes to build 4 two story fourplexes and 4 two story duplexes with a centralized grass common area and stormwater system.

### **Zoning**

The projects zoning is currently zoned R1- Single Family Residential low density and is in process of being approved for a change in zoning to R3-Multi-Family Residential medium density.

### **Water**

Water will be brought from adjacent streets 12<sup>th</sup> and Washington.

### **Sewer**

Sewer will be brought from adjacent streets 12<sup>th</sup> and Washington.

### Stormwater

The development is anticipated to require a full drainage report with treatment and flow attenuation facilities. Details of these facilities will be provided in the civil construction plans.

### Critical Areas

Steep slopes are mapped onsite on the eastern property boundary. We are proposing a combination of daylight basement duplexes and retaining walls to accommodate building into the steep slopes on this project.

### Dry Utilities – Power/Communication

Dry Utilities will be brought from Washington or 12<sup>th</sup> street.

### Roads/Access

The site currently has direct access from Washington and 12<sup>th</sup> Street. The entrance will be on the corner of Washington and 12<sup>th</sup>.

### Buildings

4 two story fourplexes and 4 two story duplexes are proposed for this project. All proposed building permits will be applied for and approved before building construction begins.

Thank you for accepting this application for submittal. We look forward to receiving your comments and going forward with this development. Feel free to call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "A Fuller".

Aaron Fuller, PE  
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